


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, April 27, 2006

 + Back

Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL
ACTION

ITEM NO: 46PH

Subject: C14-06-0016 - Replat of West 16th Place - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 908 West 16th Street (Shoal Creek Watershed) from limited office (LO) district zoning to family residence (SF-3) district zoning. Planning Commission Recommendation: To grant family residence (SF-3) district zoning. Applicant: Walter Hornaday. Agent: Stansberry Engineering Co. (Blane Stansberry). City Staff: Jorge E. Roussellin, 974-2975.

Additional Backup Material

(click to open)

 [Staff Report](#)

For More Information:

ZONING REVIEW SHEET**CASE:** C14-06-0016**P.C. DATE:** March 28, 2006**ADDRESS:** 908 West 16th Street**OWNER:** Walter Hornaday**AGENT:** Stansberry Engineering Co.
(Blane Stansberry)**REZONING FROM:** LO (Limited office)**TO:** SF-3 (Family residence)**AREA:** 0.253 Acres (11,020.68 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:***March 28, 2006:****APPROVED STAFF'S RECOMMENDATION FOR SF-3 DISTRICT ZONING; BY CONSENT.
[D.SULLIVAN, J.REDDY 2ND] (9-0)*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of SF-3 (Family residence) district zoning.

DEPARTMENT COMMENTS:

The subject rezoning area is a 0.253 acre (11,020.68 square feet) site fronting West 16th Street zoned LO. The applicant proposes to rezone the property to SF-3 to allow for the construction of a single family residence with a detached garage. The two-story house will be approximately 3,500 square feet designed with 1920's style architecture with Spanish and Mediterranean influences. Staff recommends approval of SF-3 based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding single-family residential uses; and
- 2.) The proposed land use will not infringe on the residential character of the neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Undeveloped land
<i>North</i>	SF-3	Single family residence
<i>South</i>	LO / SF-3	Offices / Undeveloped land
<i>East</i>	SF-3	Single family residence
<i>West</i>	LO	Offices

NEIGHBORHOOD PLAN AREA:

Downtown

TIA: N/A (See Transportation comments)**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A

NEIGHBORHOOD ORGANIZATIONS:

58--Judges' Hill Neighborhood Association
 402--Downtown Austin Neighborhood Assn. (DANA)
 511--Austin Neighborhoods Council
 623--City of Austin Downtown Commission
 742--Austin Independent School District
 744--Sentral Plus East Austin Koalition (SPEAK)

SCHOOLS:

Austin Independent School District

- Bryker Woods Elementary School
- O. Henry Middle School
- Austin High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14P-81-060	Special Permit for a 4-unit townhouse	WITHDRAWN	N/A
C14-59-73	"A" Residence 1 st H&A to "BB" Residence 1 st H&A	WITHDRAWN	N/A
C14P-78-048	Site plan for condominium regime	02/12/79: Approved Site Plan (EXPIRED)	N/A
C14-59-80	"B" Residence 1 st H&A to "O" Office 1 st H&A	06/09/59: PC Approved "O" Office for all the property except the W.D. Anderson tract and the triangular tract at the northeast corner which is above the bluff.	06/25/59: Approved "O" Office

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-82-121(RCA)	Restrictive covenant amendment	10/04/05: ZAP APVD STAFF REC FOR R.C. AMENDMENT BY CONSENT (6-0).	11/03/05: APVD R.C. AMENDMENT (7-0)
C14-05-0012	MF-4-NP to LO-NP	PENDING	PENDING
C14-05-0013	MF-4-NP to LO-NP	PENDING	PENDING
C14-05-0050	LO to GO	08/02/05: ZAP DENIED GO-H (7-0)	WITHDRAWN
C14-05-0057	GO-MU-CO-NP to GO-MU-NP	PENDING	PENDING
C14-05-0190	GO to CBD	03/07/06: ZAP APVD CBD-CO W/COND. (9-0)	PENDING

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
W. 16 th Street	Varies	Varies	Local	No	No	No

CITY COUNCIL DATE:

April 27, 2006

ACTION:

ORDINANCE READINGS: 1st

2nd

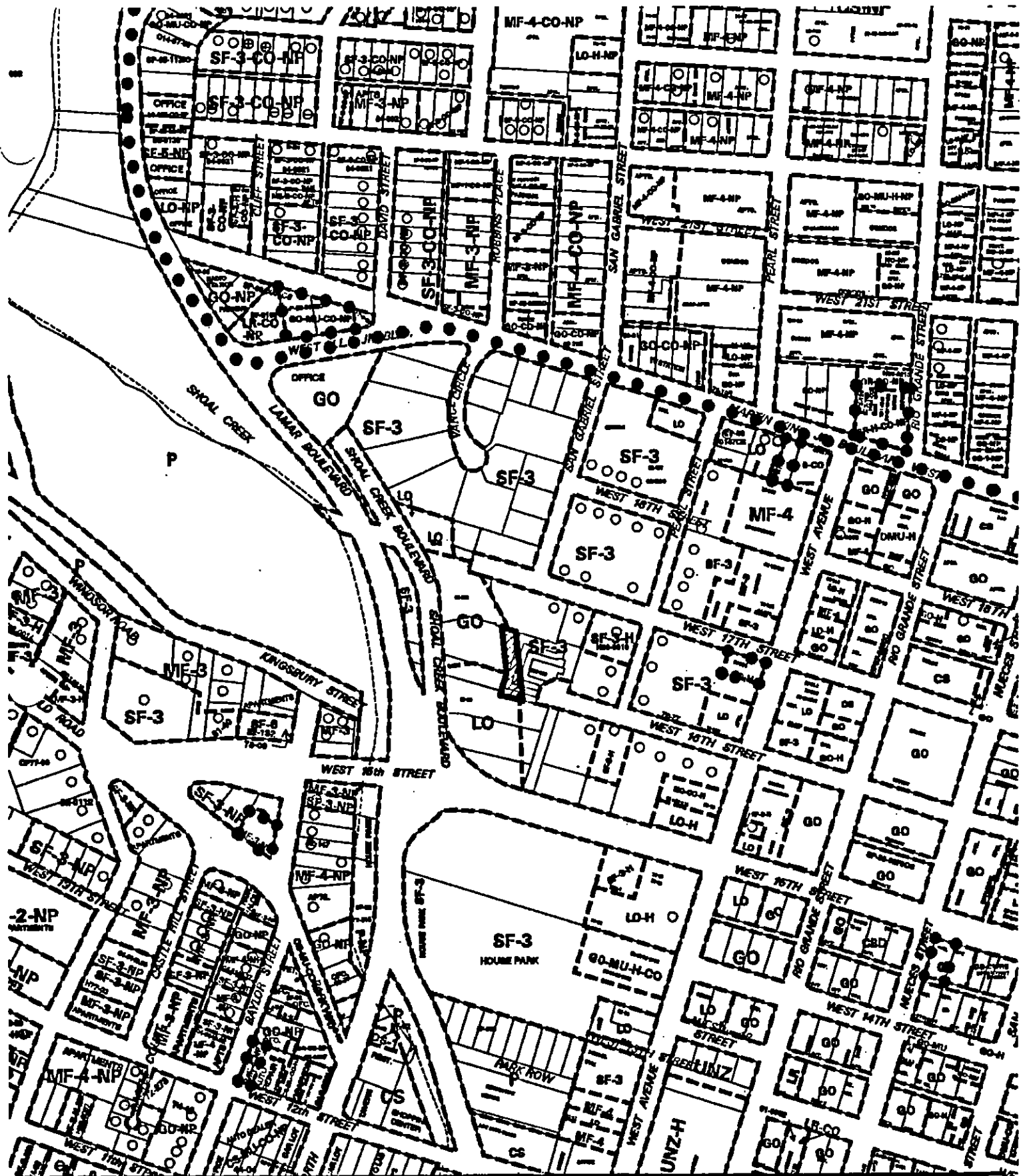
3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: J.ROUSSELIN

CASE #: C14-06-0016
 ADDRESS: 908 W 16TH ST
 SUBJECT AREA (acres): 0.253

ZONING

DATE: 06-03
 INTLS: 6M

CITY GRID
 REFERENCE
 NUMBER
 J23

908 W. 16th St
C14-06-0016

SHOAL CREEK BLVD

N LAMAR BLVD

Legend

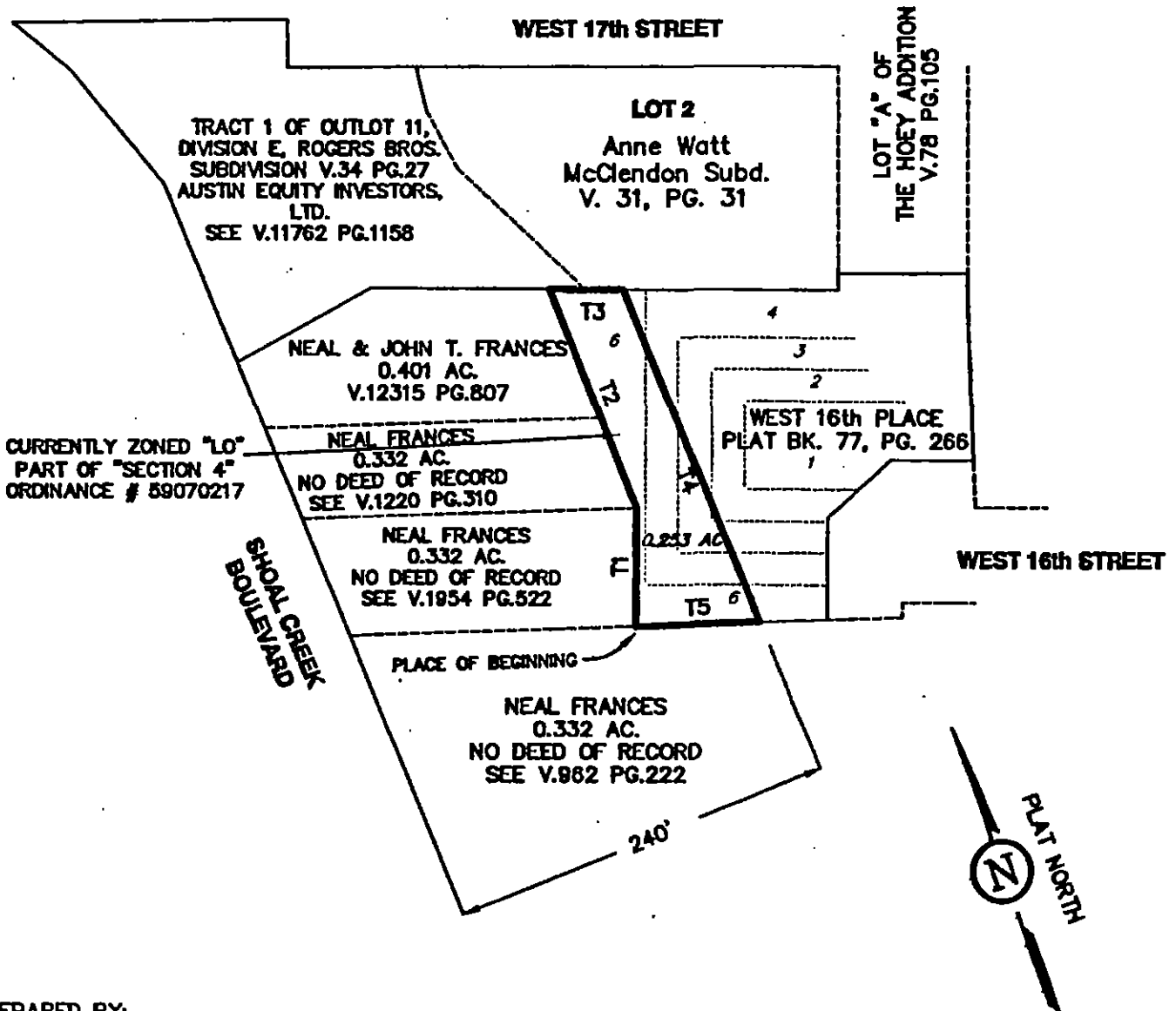
□ Zoning
▨ Base
▧ Center Line

0 30 60 90 120 Feet

C14-06-0016

**SKETCH TO ACCOMPANY
METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE**

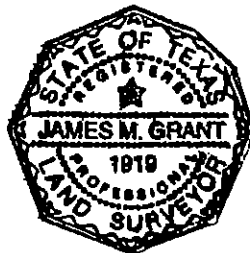
LINE	BEARING	LENGTH
T1	N 19°37'54" E	74.41'
T2	N 01°55'17" W	147.76'
T3	S 69°58'27" E	46.14'
T4	S 02°30'31" E	225.80'
T5	N 72°07'49" W	77.00'



PREPARED BY:
HARRIS-GRANT SURVEYING, INC.
1406 HETHER ST. AUSTIN, TX. 78704
(512)444-1781

James M. Grant

JAMES M. GRANT, RPLS 1919
DATE: MARCH 16, 2006



**Harris-
GRANT**
SURVEYING, INC.

STAFF RECOMMENDATION

Staff recommends approval of SF-3 (Family residence) district zoning.

BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The proposed rezoning meets the purpose statement of the district sought.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

The proposed rezoning will integrate with existing residential uses along West 16th Street.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is a 0.253 acre (11,020.68 square feet) site fronting West 16th Street zoned LO. Access is proposed via West 16th Street.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 80 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City.

Site Plan

1. No comments for SF zoning. However this has an old site plan C14P-78-048 on file, which has expired.

Rousselin, Jorge

From: Blayne Stansberry [blayne@stansberryengineering.com]
Sent: Wednesday, March 22, 2006 11:32 AM
To: Rousselin, Jorge
Subject: FW: C14-06-0016

Mr. Rousselin,

The president of the Judges' Hill Neighborhood Association sent the email below to the Commissioners and Council Members in support of the zoning request at 908 W. 16th St. Please include in information packets if time allows.

Thank you,
Blayne Stansberry

Blayne Stansberry, P.E.
STANSBERRY ENGINEERING CO.
512/292-8000 FAX/292-7270

RECEIVED

MAR 22 2006

Neighborhood Planning & Zoning

-----Original Message-----

From: Bob Swaffar [mailto:swaffar@lostinaustin.com]
Sent: Wednesday, March 22, 2006 10:18 AM
To: amdealey@aol.com; chrisriley@rusklaw.com; jmvcozter@hotmail.com; jay_reddy@dell.com; sully.jumpnet@sbcglobal.net; cldg@galindogroup.com; ksource@hotmail.com; Matt.PC@Newurban.Com; stegeman@texas.net
Subject: C14-06-0016

Honorable Commissioners,

I am writing in support of the rezoning request for the tract located at 908 W 16 (case number C14-06-0016.)

The applicants, Walter and Raina Homaday, want to downzone a portion of their property from LO to SF-3 in order to build their family residence.

The Judges Hill Neighborhood Association wholeheartedly supports this action and urges your approval.

Thank you,

~Bob

Bob Swaffar, President
Judges Hill Neighborhood Association

March 22, 2006

William & Patricia Monroe
1606 Pearl St.
Austin, TX 78701

Planning Commission
City of Austin, Texas

RE: Case C14-06-0016
Zoning change
908 W. 16th St
Austin, TX

We have been properly notified by the City of this case. We are in strong support of the change proposed from LO and related tract plates to SF-3 and single tract plate. Our historically zoned home & property is directly adjacent to 908 w. 16th and even though we just meet, we look forward to the Hornaday's becoming neighbors with this proposed complete SF-3 home and property.

Sincerely,

Mr. & Mrs. W. Monroe
Mr. & Mrs. Monroe

ORDINANCE NO. **DRAFT**

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 908 WEST 16TH STREET FROM LIMITED OFFICE**
3 **(LO) DISTRICT TO FAMILY RESIDENCE (SF-3) DISTRICT.**

4
5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

6
7 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
8 change the base district from limited office (LO) district to family residence (SF-3) district
9 on the property described in Zoning Case No. C14-06-0016, on file at the Neighborhood
10 Planning and Zoning Department, as follows:

11
12 A 0.253 acre tract of land, more or less, out of Lots 2, 3, 4, and 6 of West 16th
13 Place Subdivision in Travis County, the tract of land being more particularly
14 described by metes and bounds in Exhibit "A" incorporated into this ordinance,

15
16 locally known as 908 West 16th Street, in the City of Austin, Travis County, Texas, and
17 generally identified in the map attached as Exhibit "B".

18
19 **PART 2.** This ordinance takes effect on _____, 2006.

20
21
22 **PASSED AND APPROVED**

23
24 §
25 §
26 _____, 2006 § _____
27 Will Wynn
28 Mayor

29
30
31 **APPROVED:** _____ **ATTEST:** _____
32 David Allan Smith Shirley A. Gentry
33 City Attorney City Clerk

Harris
GRANT
SURVEYING, INC.

1406 HETHER ST. AUSTIN, TX 78704

Phone: (512) 444-1781
512) 444-6123
Email: Harris-Grant@austin.tx.com
www.harrisgrantsurveying.com

James M. Grant, R.P.L.S. 1919
Vice President
Margie Harris, President
Office Manager

Exhibit "A"

Zoning Change

BEING PART OF LOTS 2, 3, 4, AND 6, OF "WEST 16th PLACE", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 77, PAGE 266 OF THE TRAVIS COUNTY PLAT RECORDS, AND BEING PART OF THAT CERTAIN TRACT OF LAND ZONED "LO" BY CITY OF AUSTIN ORDINANCE NO. 59070217 (SECTION 4 THEREIN) AND BEING A CALCULATED MAP AREA OF 0.253 ACRE, SAID TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southwest corner of Lot 6, for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the west line of Lot 6, the following 2 courses:

- 1) N 19°37'54" E 74.41 feet;
- 2) N 01°55'17" W 147.76 feet to the northwest corner of Lot 6, for the northwest corner hereof;

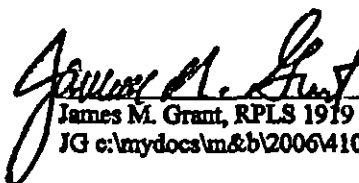
THENCE with the north line of Lot 6, S 69°58'27" E 46.14 feet to the northeast corner hereof;

THENCE with the east line of "Section 4" described above, being a line 240 feet east of and parallel with the east line of Shoal Creek Boulevard as it existed in July of 1959, S 02°30'31" E 225.80 feet to a point on the south line of Lot 6, for the southeast corner hereof;

THENCE with the south line of Lot 6, N 72°07'49" W 77.00 feet to the PLACE OF BEGINNING and containing a calculated map area of 0.253 acre of land, more or less.

See survey sketch prepared to accompany this description.

Prepared By: Harris-Grant Surveying, Inc.
1406 Hether Street
Austin, Texas 78704
(512) 444-1781


James M. Grant, RPLS 1919 03-16-2006
JG c:\mydocs\m&b\2006\41055-zon

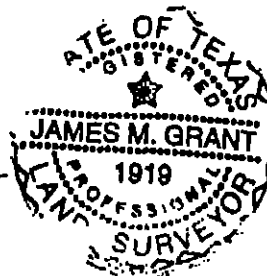
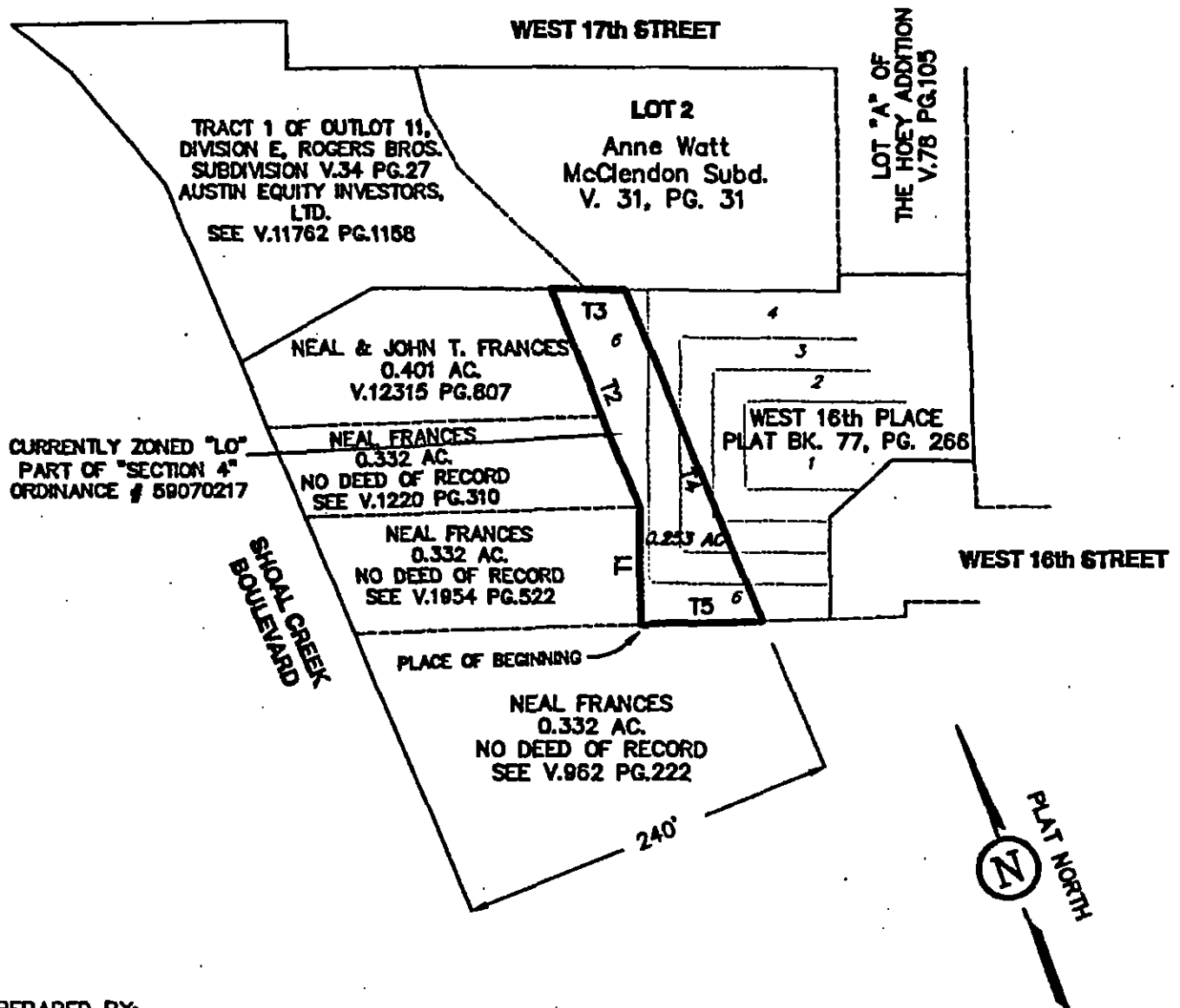


EXHIBIT A

**SKETCH TO ACCOMPANY
METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE**

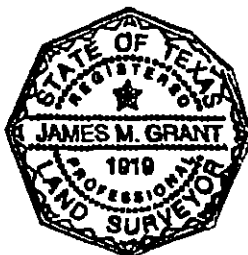
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James M. Grant

JAMES M. GRANT, RPLS 1919
DATE: MARCH 18, 2006



Harris-GRANT
SURVEYING, INC.



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J.ROUSSELIN

CASE #: C14-06-0016
 ADDRESS: 908 W 16TH ST
 SUBJECT AREA (acres): 0.253

ZONING EXHIBIT B

DATE: 06-03

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J23

1"=400'